

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
FEBRUARY 24, 2020**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, February 24, 2020 at 7:00 p.m.

Members Present: Chairman Bernard Jocuns, Mr. Joe Black, Mr. Paul Parsch, Ms. Bailey RaCosta and Mr. Eric Cattane.

Members Absent: Vice Chairman Jeff Hogan.

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

Chairman Jocuns called the meeting to order at 7:00 p.m.

MINUTES

It was moved by Mr. Black and supported by Mr. Cattane to approve the minutes of the meeting held on January 27, 2020.

MOTION CARRIED.

PUBLIC COMMENTS

Ms. Clara Longoria, owner of property located on S. Main in the drive-thru restaurant restriction area, addressed the board on additional concerns and comments raised by the Planning Commission following the ZBA's request to them to review the restriction.

PUBLIC HEARING SCHEDULED

There were no public hearings scheduled.

OTHER BUSINESS

Board Member Training Session

Ms. Habben conducted a ZBA board member training session which entailed the following:

- Planning Education
 - Planning Process
 - Relationship Between Planning and Zoning
 - How the Plan Serves as the Basis for Zoning
 - Statutory Authority
 - Roles and Responsibilities
- Zoning Education
 - Relationship Between Planning and Zoning
 - Statutory Authority
 - Procedures
 - Bylaws
 - Open Meetings Act/FIOA

- Site Visits
- Meeting Frequency
- Conflict of Interest
- Ex Parte Communication
- Findings of Facts
- Conditions
- Crafting Motions
- Powers
 - Variances
 - Appeals
 - Interpretation
 - Others
- Resources

Discussion was held on the ability of the ZBA to add conditions to variances, the owner's responsibility and due diligence required to determine if a variance exists for a property and the status of the current Master Plan update review process.

BOARD MEMBER COMMENTS

There were no board member comments.

TRAINING REPORT

Ms. Habben reported she will mail board members information on upcoming training opportunities when available.

ADJOURNMENT

There being no further business, it was moved by Mr. Parsch to adjourn the meeting at 8:16 p.m. **MEETING ADJOURNED.**

Mr. Paul Parsch
Secretary